

FEE \$	10.00
TCP \$	0
SIF \$	0

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 80423



Your Bridge to a Better Community

BLDG ADDRESS 1125 ROOD AVE, S.J. SQ. FT. OF PROPOSED BLDGS/ADDITION 288(Add.) + 528(gar)  
 TAX SCHEDULE NO 2945-144-13-004 SQ. FT. OF EXISTING BLDGS 963(House), 233(gar)  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1779  
 FILING \_\_\_\_\_ BLK 110 LOT 7+8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER ERNIE LANZELIER NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 114 GLADE PARK RD, S.J., CO. USE OF EXISTING BUILDINGS residence, garage  
 (1) TELEPHONE 255-7499, 234-0019 DESCRIPTION OF WORK & INTENDED USE remodeling for residential use  
 (2) APPLICANT ERNIE LANZELIER/EL CONSTRUCTION TYPE OF HOME PROPOSED:  
 (2) ADDRESS SAME \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE SAME  Other (please specify) remodel exist. home + replace garage

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 2 TRAFFIC 41 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

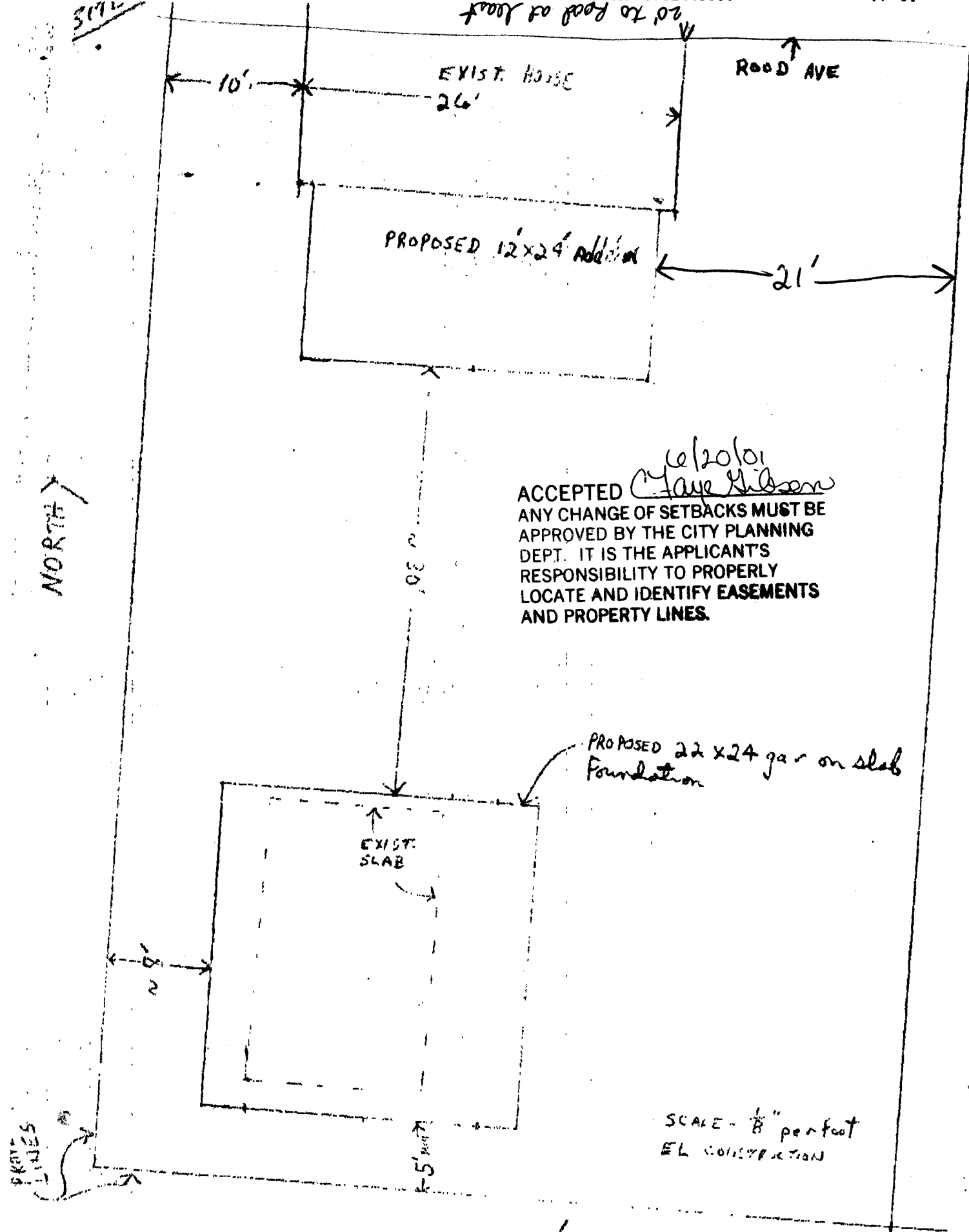
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ernie Lanzelier Date 6/18/01  
 Department Approval C. Joyce Gibson Date 6/20/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing #perm 1484</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>6/20/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *C. J. Gibson* 6/20/01  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE - 1/8" per foot  
 EL. CORRECTION

1125 Road